

1A Ballan Street, Reservoir, Vic 3073



House For Sale

Friday, 15 March 2024

1A Ballan Street, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: House



Adrian Antonello

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Auction \$870,000 - \$910,000

Quietly positioned and surrounded by quality-built homes is a unique residence that offers all the comforts you desire and more, in an impressive package without the maintenance ready to move in and enjoy in this fabulous location. Light, bright and airy throughout, the spaciously configured floor plan is designed to suit the needs of modern families, downsizers or the first home buyers. It is surrounded by established gardens, at the front you can enjoy the morning sun with a cup of coffee or at the rear in your own private oasis entertaining family and friends. The accommodation is perfectly executed with a formal lounge, high ceilings, timber floors throughout, study nook, laundry and powder room, ample storage downstairs and upstairs, internal access to the remote lock up garage and car space at the front. The wow factor of the home is at the rear of the home - the impressive kitchen with stainless steel Euromaid upright stove, walk in pantry, stone benches, glass splashback, breakfast bench and ample cabinets for storage that overlooks an informal dining and living area that opens up to an effortless indoor-outdoor ambience, ideal for relaxing or entertaining in your own bit of paradise. Journey up the timber staircase and you will find the generous size main bedroom with walk in robe and ensuite, two further bedrooms with BIR's, separate toilet to the family bathroom. Throughout the home refrigerated cooling and heating, electric shutters on all windows, solar panels, security, water tank and lots more. The land is approx. 204 sqms completely independent and no common area, all in close proximity to local shops, reserves, easy access to surrounding suburbs and transport.